

04/30/07 - Monday, April 30, 2007

**CITY OF EAU CLAIRE
PLAN COMMISSION MINUTES**

Meeting of April 30, 2007

City Hall, Council Chambers

7:00 p.m.

Members Present: Messrs. Larson, Kaiser, FitzGerald, Kayser, Waedt, Vande Loo, Hughes, Davis

Staff Present: Messrs. Tufte, Reiter, Genskow, Schatz, Amundson and Ms. Noland

The meeting was chaired by Mr. Kaiser.

1. **REZONING (Z-1382-07) - CBD to CBDP, Blocks 20 & 21, North Barstow Area**
and
SITE PLAN (SP-0716) - Phoenix Parkside Development

The Lander Group has submitted a request to rezone property located on the south side of E. Madison Street between N. Barstow Street and Riverfront Terrace from CBD to CBDP and to adopt the General Development Plan (site plan) for the Phoenix Parkside Development. The project includes 5 buildings on 2 blocks. The purpose of the rezoning is to allow a reduced setback for the ground floor residential apartments. The normal required setback is 20'. There is a residential "corridor" along Wisconsin Street with the buildings at a 5' setback. With the wider 80' right-of-way on Wisconsin Street, the buildings will be 13½' back from the sidewalk. Mr. Tufte noted that significant landscaping is provided around and within the project.

Lander Group is also requesting a 10% reduction from the required parking for both blocks since the site is on a transit route and another 5% reduction for providing bike racks. Based on the parking analysis with these two reductions, the projects has 9 extra stalls on Block 20 and 42 stalls short on Block 21, for a combined 33-stall shortage. Forty-one new spaces will be added on-street and the Redevelopment Authority will provide a temporary 60-stall parking lot to the south of Wisconsin Street. Mr. Tufte noted that staff will need to keep track of the parking count for this area as the development progresses with future phases.

The proposed redevelopment uses the existing grid street system. The mixed-used development is estimated to generate 1,300 vehicular trips per day. The existing street system has adequate capacity to accommodate the proposed traffic. The primary access to the parking lots is from Hobart Street and a private north/south alley will aid circulation. To accommodate pedestrian movements and sidewalk construction, additional right-of-way should be dedicated along E. Madison Street at four corner locations. The site plan also>

The City has raised the site above the 100-year flood elevation and has applied for an amendment to the flood plain to FEMA and expects a response within 60 days.

Michael Lander, Minneapolis, spoke in support. He stated that his company will work with staff to provide signage in conformance to City codes. He felt this design will provide a high-quality pedestrian experience for downtown Eau Claire. He also repeated the need for an encroachment for a restaurant on Riverfront Terrace.

No one appeared in opposition.

Mr. Vande Loo moved to recommend approval of the rezoning with the conditions listed in the staff report. Mr. Davis seconded and the motion carried.

Mr. FitzGerald moved to approve the site plan with the conditions listed in the staff report. Mr. Kayser seconded and the motion carried.

2. **SITE PLAN (SP-0603 AMD.) - Livery and Other Buildings, North Barstow Street**

John Mogensen is requesting an amendment to the parking variance approval for his project at the northwest corner of N. Barstow Street and Wisconsin Street. The original parking variance was 113 stalls, with applicant required to maintain a lease for 20 stalls for apartments. Mr. Tufte noted that the required parking for the restaurant within the project is revised to 55 stalls instead of 83. Mr. Mogensen also indicated that he will provide 5 parking stalls on-site to the north of the restaurant. These two items reduce the variance to 52 stalls. The RDA will provide a 60-stall temporary parking lot across Wisconsin Street to address this parking need.

Mr. Mogensen appeared in support and echoed some concern for parking impact from the farmer's market.

Mr. FitzGerald moved to approve the site plan and variance with the conditions listed in the staff report. Mr. Vande Loo

seconded and the motion carried.

3. **REZONING (Z-1383-07) - I-1 to CBDP, 1814 Oxford Avenue**

Eau Claire Children's Theatre has submitted a request to rezone property at 1814 Oxford Avenue from I-1 to CBDP and to adopt the General Development Plan for a theatre. The Comprehensive Plan map>

Wayne Marek, representing the Children's Theatre, spoke in support.

Jim Olson, 550 Graham Avenue, also spoke in support and stated this is a good first step to redevelop this area of Oxford Avenue.

No one appeared in opposition.

Mr. Vande Loo moved to recommend approval with the conditions listed in the staff report. Mr. FitzGerald seconded and the motion carried.

4. **CONDITIONAL USE PERMIT (CZ-0704) - Home Occupation, 1231 Oxford Avenue**

Sai Her Xiong has submitted a request to allow a home occupation consisting of a dental lab at 1231 Oxford Avenue. He currently lives at 3231 Dale Road and will be moving to 1231 Oxford Avenue. The dental lab will make crowns, bridges, dentures and partials for area dentists. It will be conducted in a 320 square foot area in the basement. Equipment will include tools and ovens. He does not expect any customers to come to the house.

Mr. Xiong appeared in support and no one appeared in opposition.

Mr. FitzGerald moved to approve the request with the conditions listed in the staff report. Mr. Kayser seconded and the motion carried.

5. **CONDITIONAL USE PERMIT (CZ-0705) - Non-Accessory Parking in RM District**
and
SITE PLAN (SP-0714) - Parking Lot for Pentecostal Assembly Church

David Peterson has submitted a request to allow a non-accessory parking lot for the church at 813 Menomonie Street and to approve the site plan for the parking lots. A new 6' high screening fence is proposed to separate the parking expansion from the two existing residences to the northeast.

David Peterson, applicant, appeared in support. Mr. FitzGerald asked if trees could be planted along the boulevard areas on Market Street and 8th Avenue. He responded that these could be provided.

No one appeared in opposition.

Mr. Vande Loo moved to approve the conditional use permit with the conditions listed in the staff report. Mr. Kayser seconded and the motion carried.

Mr. FitzGerald moved to approve the site plan with the conditions listed in the staff report and added a third that boulevard trees be provided along Market Street and 8th Avenue. Mr. Kayser seconded and the motion carried.

6. **ANNEXATION (07-2A) - Gateway Drive, Town of Washington**

Tim Olson and Tim Pabich have petitioned for annexation of 7.6 acres from the Town of Washington. Approximately 5.1 acres of the petitioned area is vacant land. The remaining area is Gateway Drive right-of-way. Sanitary sewer, water and storm sewer are all available within Gateway Drive.

Mr. FitzGerald moved to recommend approval. Mr. Vande Loo seconded and the motion carried.

7. **GENERAL SITE DEVELOPMENT PLAN (PZ-0702) - Sign for CVTC**

The CVTC has submitted a General Site Development Plan in a P-Public District to install a double-faced ground sign along the south side of W. Clairemont Avenue. The sign is proposed to better>

Doug Olson, CVTC, spoke in support. He stated that a temporary sign will be removed. The CVTC recently approved a new ADA access to the pedestrian bridge and a pedestrian underpass. The message board will be used to announce CVTC registrations and events as well as clinic information. The messages will not scroll and will remain fixed due to the speed of traffic on this highway.

Rick McClaffin, 3910 Freedom Drive, also spoke in support for the clinics. He stated that people still are having difficulty finding the clinics even with the State sign improvements on W. Clairemont Avenue.

Mr. FitzGerald moved to recommend approval of the request with the conditions listed in the staff report, adding a fifth condition that the message board cannot scroll. Mr. Waedt seconded and the motion carried.

8. **FINAL CONDO PLAT (P-04-07) - Westridge Village Condo Plat**
and

SITE PLAN (SP-0711) - Westridge Village Market Place

RHS Companies has submitted the final condo plat for Westridge Village Marketplace Condominium (Phase I) located south of USH 12 and east of Mill Run Road. The final plat is consistent with the preliminary condo plat and site plan except for seven items.

The Phase I project is for four duplex and two 4-plex buildings. Mr. Tufte then outlined the requirements for completion of this plat. The new street name will be Stonewood Drive and all units will be addressed from that street.

He also noted five items which need to be addressed on the site plan.

Fred DeViller, Madison WI, spoke in support. He stated that he will add three additional address signs for the duplex units south of the street along the private drive to better>

Mr. FitzGerald suggested that the units have back-lit lighting for the address numbers on the units.

Mr. Vande Loo moved to recommend approval of the final condo plat with the conditions listed in the staff report, with corrections from Mr. Tufte. Mr. FitzGerald seconded and the motion carried.

Mr. FitzGerald moved to approve the site plan with the conditions listed in the staff report, adding a sixth condition that the address numbers on the units be back-lit. Mr. Kayser seconded and the motion carried.

9. **SITE PLAN (SP-0326 AMD.) - Commercial Building, 624 Water Street**

John Mogensen has submitted a request to amend the condition on the site plan for a new building at 624 Water Street. The original parking variance was approved with a 5-year lease from the American Legion lot to the west of this site. Mr. Mogensen has lost that lease and is proposing to provide the required parking at 522 Water Street. He will maintain 7 stalls on that site with 6 stalls to the rear of the new building.

Mr. Mogensen stated that storm sewer was not available in 2003 so he couldn't develop the site. Now it has been constructed but he has lost the lease from the American Legion. He is the owner of the 522 Water Street site and the buildings are vacant. He will propose a redevelopment of the site in the future.

Mr. Vande Loo moved to approve the amended site plan with the variance with the conditions listed in the staff report. Mr. Waedt seconded and the motion carried. Mr. Vande Loo voted no.

10. **SITE PLAN (SP-0715) - Our House Residential Facility, Westridge**

William Aubrey has submitted a site plan for the new Our House facility to be located at 5510 and 5512 Renee Drive. The number of units is reduced from 44 in the assisted living portion of the building to 33 units. The memory care CBRF has 24 units. Mr. Tufte noted some adjustments which the applicant will have to make with the site plan to meet state code, and moving the landscaping to private land.

Ben Conklin, representing Our House, spoke in support.

Mr. FitzGerald moved to approve the site plan with the conditions listed in the staff report. Mr. Vande Loo seconded and the motion carried.

11. **SITE PLAN (SP-0717) - Duplexes, 2901 and 2913 Hallie Lane**

Steve Wurzer has submitted a site plan for two duplexes to be located at 2901 and 2913 Hallie Lane. The site plan shows a single stall garage for parking for each unit and a front yard parking stall for the second parking stall. Front yard parking is permitted if there is no reasonable access to the side or rear yard area. The site plan needs to be revised to show the sidewalk on the right-of-way.

Mr. Vande Loo moved to approve the site plan with the conditions listed in the staff report. Mr. FitzGerald seconded and the motion carried.

MINUTES

The minutes of the meeting of April 16, 2007, were approved.

Fred Waedt

Secretary